

CHRISTOPHER HODGSON



Tankerton, Whitstable
£435,000 Freehold



Tankerton, Whitstable

7 Nursery Close, Tankerton, Whitstable, Kent, CT5 1PD

A spacious detached bungalow occupying a generous corner plot, in a desirable cul-de-sac conveniently positioned for access to both Whitstable and Tankerton, the seafront, supermarkets, bus routes and Whitstable mainline station (0.7 miles distant).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a large sitting/dining room, a contemporary kitchen, two bedrooms and a bathroom. There is potential scope for further extension if desired (subject to all necessary consents and approvals being obtained).

Outside, the rear garden extends to 50ft (15m) and has been designed for ease of maintenance, providing the perfect setting in which to relax or entertain. A driveway provides an area of off-street parking and access to a detached workshop.

No onward chain.



LOCATION

Nursery Close is a highly sought after cul-de-sac in a desirable location conveniently situated for access to both Whitstable and Tankerton. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Mainline railway services are available at Whitstable (0.7 of a mile distant) offering fast and frequent services to London (Victoria 87 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

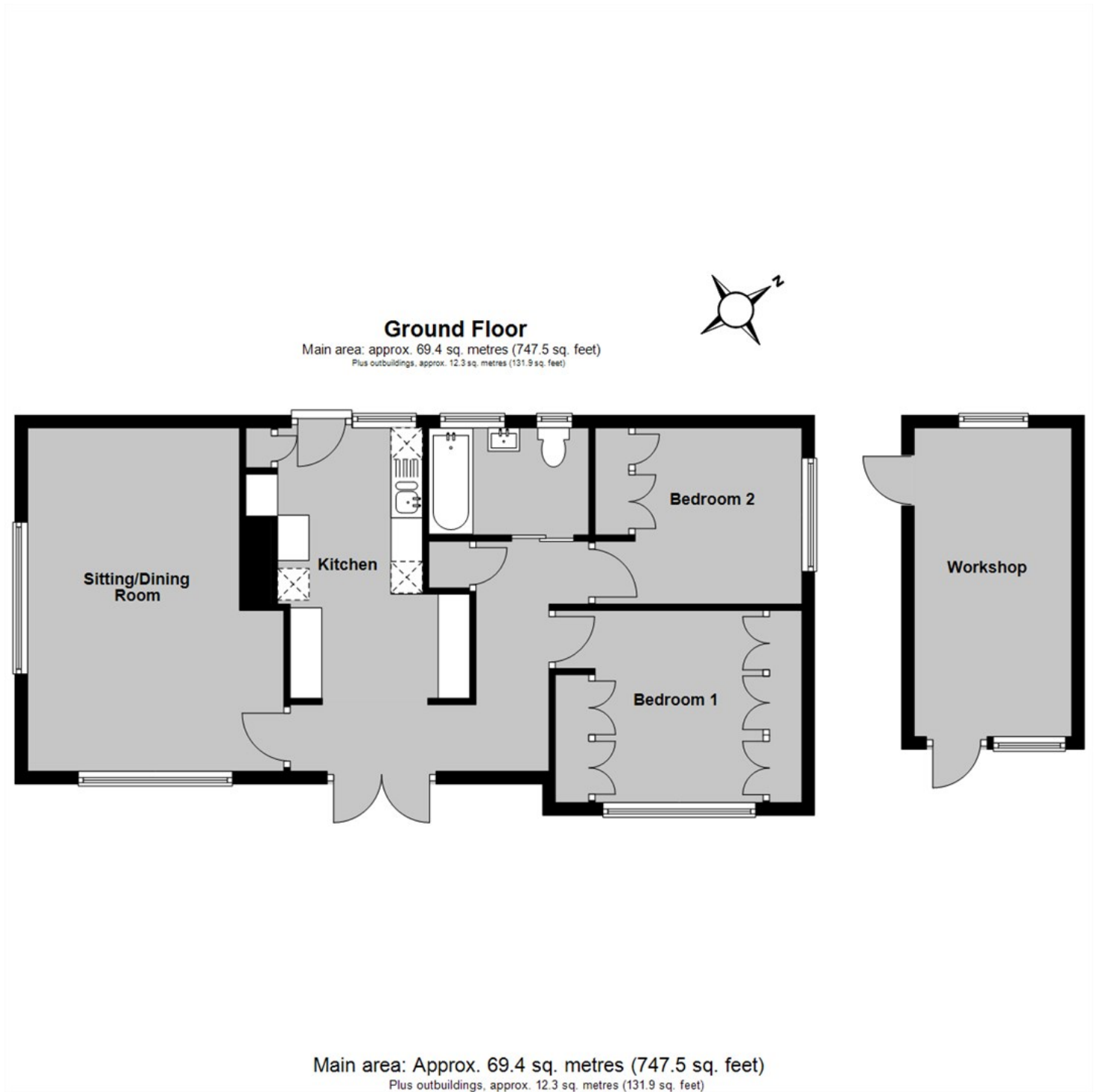
- Entrance Hall
- Sitting/Dining Room 17'11" x 11'0" (5.45m x 3.36m)
- Kitchen 14'1" x 7'7" (4.29m x 2.30m)

- Bedroom 1 12'11" x 10'0" (3.95m x 3.05m)
- Bedroom 2 10'9" x 9'4" (3.28m x 2.87m)
- Bathroom 8'3" x 5'6" (2.54m x 1.70m)

OUTSIDE

- Garden 50' x 27' (15.24m x 8.23m)
- Workshop 16'0" x 8'2" (4.90m x 2.50m)





Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Worst energy efficiency - highest running costs	G		
England & Wales		Current	Potential

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

